

# The Corporation of the Town of The Blue Mountains

## By-Law Number 2024 –

Being a By-law to adopt Amendment Number 4 to the Official Plan of the Town of The Blue Mountains.

The Council of the Corporation of the Town of The Blue Mountains in accordance with the provisions of Sections 17 and 21 of the Planning Act, R.S.O.1990, hereby enacts as follows:

1. Amendment Number 4 to the Official Plan of the Town of The Blue Mountains is hereby adopted.
2. The Clerk is hereby authorized and directed to submit Amendment Number 4 together with the required record, to the appropriate Approval Authority for approval.

And Further that this By-law shall come into force and take effect upon the enactment thereof.

Enacted and passed this 3rd day of June, 2024

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Andrea Matrosovs, Mayor

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Corrina Giles, Clerk

I hereby certify that the foregoing is a true copy of By-law No. 2024-\_\_\_ as enacted by the Council of The Corporation of the Town of The Blue Mountains on the 3rd day of June, 2024.

Dated at the Town of The Blue Mountains, this 3rd day of June, 2024.

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Corrina Giles, Clerk

**AMENDMENT NO. 4  
TO THE OFFICIAL PLAN  
OF THE  
TOWN OF THE BLUE MOUNTAINS**

DRAFT

June 3, 2024

**AMENDMENT NO. 4  
TO THE OFFICIAL PLAN OF THE  
TOWN OF THE BLUE MOUNTAINS**

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**AMENDMENT NO. 4  
TO THE OFFICIAL PLAN OF THE  
TOWN OF THE BLUE MOUNTAINS**

**THE CONSTITUTIONAL STATEMENT**

**PART A – THE PREAMBLE** does not constitute a part of this Amendment.

**PART B – THE AMENDMENT** consisting of the following text constitutes Amendment No. 4 to the Official Plan of the Town of The Blue Mountains.

**PART C – THE APPENDICES** does not constitute part of this Amendment. These Appendices contain background data, planning considerations and public involvement associated with this Amendment.

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## **PART A – THE PREAMBLE**

### **PURPOSE**

The purpose of this Amendment is to permit the construction of seventeen (17) rowhouse dwelling units.

### **LOCATION**

The lands legally described as:

Plan 529 Part Lot 151 RP 16R2128 Part 2 AND

Plan 529 Part Lot 150 and 151 RP 16R2128 Part 1

### **BASIS**

The lands are comprised of two parcels, which are proposed to be merged to facilitate the development. The eastern parcel is designated Commercial Corridor and the western parcel is designated Residential Recreational Area Exception B3.7.6.11. The existing exception permits a maximum of 12 multiple residential dwelling units on that parcel. The proposal seeks to re-designate the entire subject lands to Residential Recreational Area Exception B3.7.6.11 and to modify the text of the exception to permit a maximum of seventeen (17) rowhouse dwelling units.

A Zoning By-law Amendment application and Site Plan Control application were also submitted for the subject lands to facilitate the development.

## **PART B – THE AMENDMENT**

All of this part of the document entitled “Part B – The Amendment” consisting of the following text constitutes Amendment No. 4 to the Official Plan of the Town of The Blue Mountains.

### **DETAILS OF THE AMENDMENT**

The Official Plan is hereby amended as follows:

**Item 1:**        **Section B3.7.6.11 Schedule A-4 – Part Lot 21, Concession 1 – Interwood** is hereby amended by deleting Section B3.7.6.11 in its entirety and replacing with the following:

**“Section B3.7.6.11 Schedule A-4 – Part Lot 20, Concession 1 – Pinnacle**

Notwithstanding the density and open space provisions of this Plan, a maximum of 17 rowhouse dwelling units may be permitted on these lands and a minimum of 33% open space is required.”

**Item 2:**        **Schedule A-4 – Craigleith and Swiss Meadows Land Use Plan** is hereby amended by re-designating a portion of the subject lands from the Commercial Corridor designation to the Residential Recreational Area Exception B3.7.6.11 designation as shown in Schedule ‘A-1’ to this Amendment.

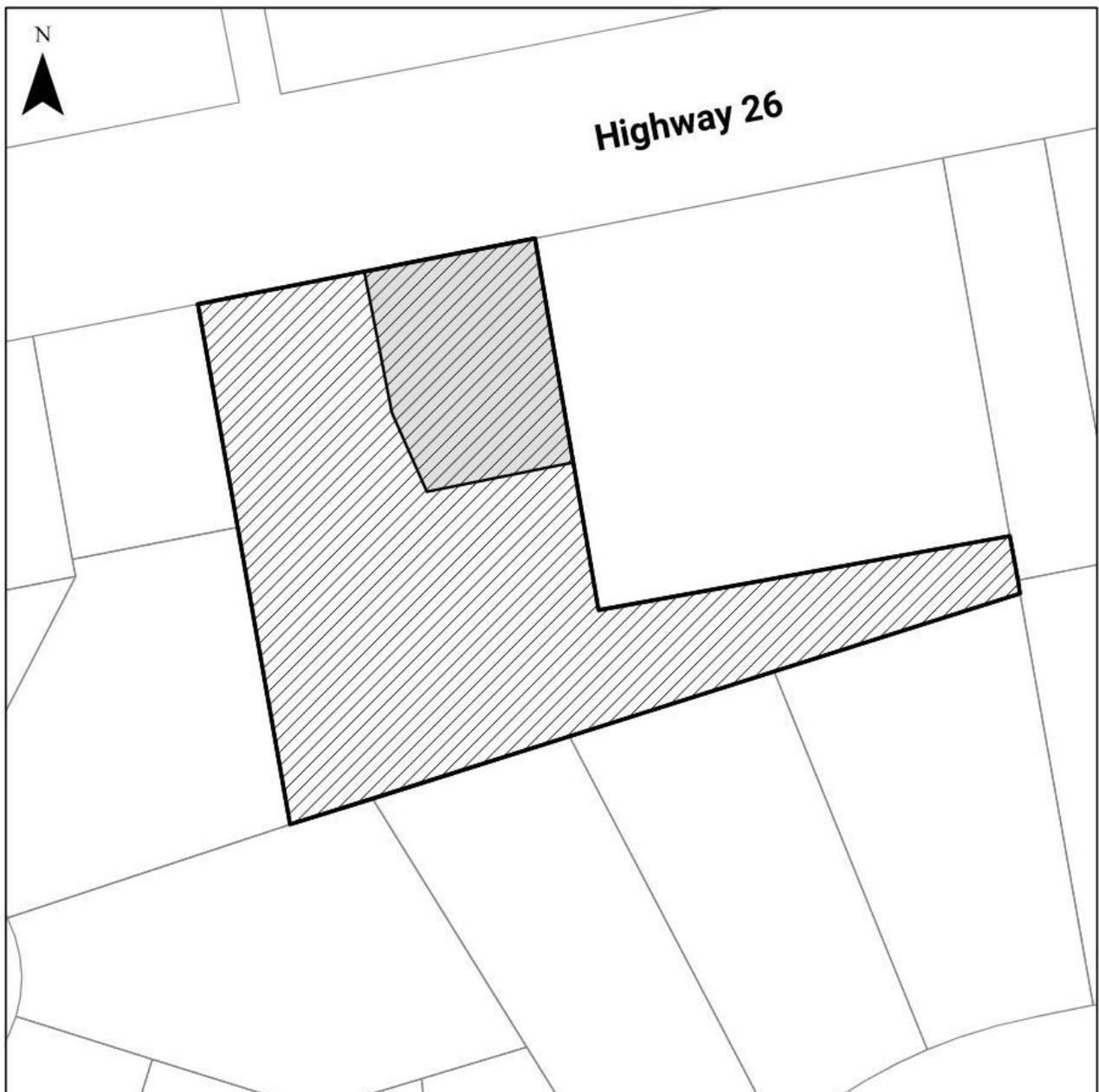
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# Town of The Blue Mountains Schedule 'A-1', 2024

## To Official Plan Amendment No.4 To the Town of the Blue Mountains Official Plan

### Legend

-  Subject Lands Of This Amendment
-  Area to be included in OP Exception B3.7.6.11
-  Area to be designated Residential Recreational Area



## **IMPLEMENTATION AND INTERPRETATION**

The implementation and interpretation of this Amendment shall be in accordance with the respective policies of the Official Plan.

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## **PART C – THE APPENDICES**

The following Appendices do not constitute part of this Amendment. Such are included as information only supporting the Amendment.

1. Town of The Blue Mountains Planning Staff Report PDS.23.017
2. Town of The Blue Mountains Planning Staff Report PDS.24.055

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